



Mow Cop Road
Mow Cop, ST7 4LZ

- A SPECIAL DETACHED RESIDENCE
- APPROX 160 SQM
- 25' LOUNGE/DINING ROOM
- 25 KITCHEN/FAMILY ROOM
- UTILITY, CLOAKS/W.C
- FOUR DOUBLE BEDROOMS
- ENSUITE & BATHROOM
- DOUBLE GARAGE

£385,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a spacious detached residence of approx 160 SQM within a good sized plot, comprising 4 double bedrooms, ensuite & family bathroom, 25' lounge/dining room, 25' kitchen/family room, 27' long conservatory over looking the landscaped rear garden. This beautiful residence just has to be viewed to be fully appreciated it is ideal for the growing family or an extended family with all the spacious rooms and lovely plot with two driveways and a double garage. Updated UPVC double glazed windows to the front, gas combi boiler for the heating as well as an open fire and stove. The property is located within easy access to lots of countryside yet road links to nearby towns for road and rail links. Viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LZ. From the Rookery, proceed past the Ash Inn Pub and the property can be found on the right hand side, as identified by our



for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Window to the front elevation. Tiled floor. Storage cupboard.

KITCHEN/FAMILY ROOM

25' 3" x 13' 10" (7.7m x 4.22m)

UPVC window to the front elevation, sliding patio doors to the rear, exterior door to the side. A range of wall and base units with roll top worksurface. Inset sink and drainer. Built in dishwasher, fridge, freezer, double oven, hob with extractor over. Tiled splash backs and tiled floor. Large multi fuel burner with tiles hearth, plus secondary real fire.



LOUNGE/DINING ROOM

25' 4" x 13' 5" (7.72m x 4.09m)

UPVC bow window to the front elevation, sliding patio doors to the rear. Electric coal effect fire. Radiator. Under stairs store cupboard where a trap door to the cellar is located.

CONSERVATORY

27' 10" x 9' (8.48m x 2.74m)

Dwarf wall construction, UPVC windows, double doors to the rear elevation. Fitted ceiling with two glass lanterns, and roof lights. Tiled floor. Radiator.



UTILITY ROOM

12' 7" x 9' 10" (3.84m x 3m)

UPVC window to the rear elevation, exterior door leads to the patio. A range of wall and base units with roll top worksurface, inset sink and drainer. Space for washing machine and tumble dryer. Splash back tiling to the floor, tiled floor.

CLOAKROOM

Low level W.C, wash hand basin. Tiled splash back, tiled floor.



FIRST FLOOR LANDING

MASTER BEDROOM

16' 10" x 9' 9" (5.13m x 2.97m)

UPVC windows to both front and rear elevations. Radiators. Door to:

ENSUITE

UPVC window to the rear elevation. Shower cubicle, low level W.C, wash hand basin. Half tiled walls, vinyl flooring. Radiator.



BEDROOM TWO

13' 5" x 11' 2" (4.09m x 3.4 m)

UPVC window to the front elevation. Radiator.

BEDROOM THREE

13' 2" x 12' 11" (4.01m x 3.94m)

UPVC window to the front elevation. Fitted wardrobes. Laminate flooring. Radiator.

BEDROOM FOUR

11' 10" x 11' 5" (3.61m x 3.48m)

UPVC window to the rear elevation. Fitted wardrobes. Radiator.



FAMILY BATHROOM

10' x 7' (3.05m x 2.13m)

UPVC window to the rear elevation. A suite comprising: paneled bath, enclosed shower cubicle, Low level W.C, wash hand basin. Half tiled walls, vinyl flooring. Radiator.

EXTERNALLY

FRONT

Set behind a dry stone wall. Extensive off road parking leads to a garage, further parking and garden area to the side.

REAR

An extensive garden laid to lawn with shrub borders. Flagstone patio area. Green house, log store, dog pen with electric power. A draft plan has been drawn up for a further detached single storey dwelling (subject to planning consent being approved)

DOUBLE GARAGE

17' 0" x 17' 0 approx" (5.18m x 5.18m)

Up and over door, side access door, and windows to the side.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are





approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements